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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by:

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Return to:

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STATE OF MISSISSIPPI

COUNTY OF DESOTO

**SUBSTITUTED TRUSTEE'S DEED**

**GRANTOR:**

**J. Mark Franklin, III,**  
Substituted Trustee  
Post Office Box 2488  
Ridgeland, Mississippi 39158-2488  
(601) 572-8778

**GRANTEE:**

**Trustmark National Bank,**  
**A National banking association**  
P. O. Box 291  
Jackson, MS 39205-0291  
(601) 208-7823

**INDEXING INSTRUCTIONS:** NW 1/4 of Section 19, Township 1 South, Range 7 West, DeSoto Co., MS

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**WHEREAS**, on August 1, 2002, Wesley S. Wood and Betty W. Wood executed a Deed of Trust to T. Harris Collier, III, Trustee for the benefit of Trustmark National Bank, as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 1546 at Page 693, which Deed of Trust was corrected by Deed of Trust also dated August 1, 2002, executed by Wesley S. Wood and Betty W. Wood to T. Harris Collier, III, Trustee for the benefit of Trustmark National Bank, as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 1618 at Page 728; and,

**WHEREAS**, Trustmark National Bank, the holder of said Deed of Trust and the Note secured thereby, substituted J. Mark Franklin, III as Trustee therein, as authorized by the terms thereof, by instrument dated July 2, 2010, and recorded in Book 3,185 at Page 99 in the office of the Chancery Clerk aforesaid; and,

**WHEREAS**, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorneys' fees, Substituted Trustee's fees and expenses of sale; and,

**WHEREAS**, I did advertise the hereafter described property for sale in the *DeSoto Times-Tribune* on August 25, 2011, September 1, 2011, September 8, 2011 and September 15, 2011; and,

**WHEREAS**, the undersigned Substituted Trustee, after posting and publication of Notice of Sale as required by the terms of the Deed of Trust and the laws of the State of Mississippi

within the legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) on the 22<sup>nd</sup> day of September, 2011, at public outcry, offered the hereinafter described property for sale at the East Front Door of the DeSoto County Courthouse at Hernando, Mississippi; and,

**WHEREAS**, everything necessary to be done was done to make and effect a good and lawful sale; and,

**WHEREAS**, at such sale Trustmark National Bank bid the sum of \$130,200.00; and,

**WHEREAS**, said bid by Trustmark National Bank was the highest and best bid; and,

**WHEREAS**, the within described property was there and then struck off to Trustmark National Bank and it was declared the purchaser thereof; and,

**NOW, THEREFORE, I,**

**J. Mark Franklin, III,**  
**Substituted Trustee**  
Post Office Box 2488  
Ridgeland, Mississippi 39158-2488  
(601) 572-8778

in consideration of the full payment of the sum of \$130,200.00 do hereby sell and convey to

**Trustmark National Bank,**  
**A national banking association**  
P. O. Box 291  
Jackson, MS 39205-0291  
(601) 208-7823

the following described property located and situated in DeSoto County, Mississippi, to-wit:

**INDEXING INSTRUCTIONS:** NW 1/4 of Section 19, Township 1 South,  
Range 7 West, DeSoto Co., MS

**LEGAL DESCRIPTION:**

A 3 acre tract as part of the Renfro property in the northwest quarter of Section 19, Township 1 South, Range 7 West in DeSoto County and being more particularly described as follows:

Beginning at a point in the center line of Airways Road, said point being 1741.2 feet south of the northwest corner of Section 19, Township 1 South, Range 7 West; thence along said center line, south 02 degrees 49 minutes east a distance of 734.0 feet to the southwest corner of the original Renfro property; thence south 84 degrees 54 minutes east a distance of 184.2 feet to the point of beginning of the 3.0 acre tract; thence north 29 degrees 51 minutes east a distance of 35.5 feet to a point; thence north 84 degrees 01 minutes east a distance of 114.0 feet to a point; thence south 61 degrees 41 minutes east a distance of 142.0 feet to a point; thence south 39 degrees 29 minutes east a distance of 84.9 feet to a point; thence south 68 degrees 30 minutes east a distance of 87.3 feet to a point; thence north 41 degrees 02 minutes east a distance of 132.2 feet to a point; thence north 14 degrees 33 minutes east a distance of 178.7 feet to a point; thence north 27 degrees 27 minutes west a distance of 68.5 feet to a point; thence north 60 degrees 00 minutes west a distance of 150.0 feet to a point; thence south 84 degrees 01 minutes west a distance of 420.0 feet to a point; thence southwardly a distance of 255.0 feet to the point of beginning.

#### INGRESS-EGRESS EASEMENT:

Beginning at a point in the southwest corner of the Renfro property a distance of 195 northwardly along the center line of Airways Road; thence northwardly along the center line of Airways Road 20 feet to a point; thence north 84 degrees 01 minutes east a distance of 130.0 feet to a point; thence southwardly 20 feet to a point; thence south 84 degrees 01 minutes west a distance of 135.0 feet to the point of beginning.

Less and except the following described right-of-way tract as identified and described in that certain Quitclaim Deed dated November 28, 1995, and recorded in the office of the Chancery Clerk of the DeSoto County, Mississippi, in Book 316 at Page 559, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi, said parcel containing 0.68 acres, more or less, to be used to right-of-way for Project No. STP-7868(4)/49-7868-004-10 on Airways Boulevard, plans on file in the office of the Engineer, City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows: BEGIN at a point on the existing East right-of-way line of Airways Boulevard, opposite proposed centerline Station Number 81+20.92, said point also being located 2,479.2 feet South and 52.4 feet East of the Northwest corner of said Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi; run thence N 0 deg. -14' -48" W along said right-of-way line for a distance of 385.18 feet to a point opposite proposed centerline Station Number 85+00.00; run thence N 00 deg. -48' -03" W for a distance of 355.31 feet to a point opposite proposed centerline Station Number 88+54.92; run thence N

89 deg. - 18' -27" W, leaving said existing East right-of-way line for a distance of 40.01 feet to a point on the existing centerline of Airways Boulevard; run thence S 00 deg. -48' -03" E for a distance of 356.35 feet to a point on said existing centerline; run thence S 00 deg. -14' -48" E for a distance of 379.11 feet to a point; run thence S 82 deg. -09' -49" E for a distance of 40.40 feet to the point of beginning of the herein described existing right-of-way. Said right-of-way contains 0.68 acres, more or less.

The above described right-of-way tract is located on the West side of Parcel 17-1074-1900.0-17.02 of the grantors property as recorded in Deed Book 149, Page 679 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Also less and except the following described real property as identified and described in that certain Right-of-Way Deed dated November 28, 1995, and recorded in the office of the Chancery Clerk of the DeSoto County, Mississippi, in Book 316 at Page 563, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi, said parcel containing 0.36 acres, more or less, to be used for right-of-way for Project No. STP-7868(4)/49-7868-004-10 on Airways Boulevard, plans on file in the office of the Engineer, City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:


Begin at a point on the existing east right-of-way line of Airways Boulevard opposite proposed centerline Station Number 81+20.92, said point also being located 2,479.2 feet South and 52.4 feet East of the northwest corner of said Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi; run thence N 0 deg. -14' -48" W along said right-of-way line for a distance of 385.18 feet to a point opposite proposed centerline Station Number 85+00.00; run thence N 0 deg. -48' -03" W for a distance of 355.31 feet to a point opposite proposed centerline Station Number 88+54.92; run thence S 89 deg. -18' -27" E, leaving said existing right-of-way line, for a distance of 21.39 feet to a point; run thence S 0 deg. -28' -50" E for a distance of 354.94 feet to a point; run thence S 0 deg. -27' 13" E for a distance of 388.13 feet to a point; run thence N 82 deg. -09' -49" W for a distance of 21.01 feet to the point of beginning of the herein described easement.

Said easement contains 0.36 acres, more or less.

The above described right-of-way tract is located on the West side of Parcel 17-1074-1900.0-17.02 of the grantors property as recorded in Deed Book 149, Page 679 in the Chancery Clerk's Office of DeSoto County, in Hernando, Mississippi.

I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 29<sup>th</sup> day of September, 2011.

  
J. Mark Franklin, III,  
Substituted Trustee

STATE OF MISSISSIPPI:

COUNTY OF MADISON:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid county and state, on this the 29<sup>th</sup> day of September, 2011, within my jurisdiction, the within named J. Mark Franklin, III, Substituted Trustee, who acknowledged to me that he executed the above and foregoing Substituted Trustee's Deed on the year and date therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

### SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 1, 2002, Wesley S. Wood and Betty W. Wood executed a Deed of Trust to T. Harris Collier, III, Trustee for the benefit of Trustmark National Bank, as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 1548 at Page 893, which Deed of Trust was corrected by Deed of Trust also dated August 1, 2002, executed by Wesley S. Wood and Betty W. Wood to T. Harris Collier, III, Trustee for the benefit of Trustmark National Bank, as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 1818 at Page 728; and,

WHEREAS, Trustmark National Bank, the holder of said Deed of Trust and the Note secured thereby, substituted J. Mark Franklin, III as Trustee therein, as authorized by the terms thereof, by instrument dated July 2, 2010, and recorded in Book 3,185 at Page 99 in the office of the Chancery Clerk aforesaid; and,

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness having requested the undersigned Substituted Trustee to execute the Trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expenses of sale;

NOW, THEREFORE, I, the undersigned J. Mark Franklin, III, being the Substituted Trustee, do hereby give notice that on September 22, 2011, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being the legal hours of sale, I will proceed to sell at public outcry, to the highest bidder for cash, at the East Front Door of the DeSoto County Courthouse in Hernando, State of Missis-

Volume No. 116 on the 25 day of Aug., 2011

Volume No. 116 on the 1 day of Sept., 2011

Volume No. 116 on the 8 day of Sept., 2011

Volume No. 116 on the 15 day of Sept., 2011

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

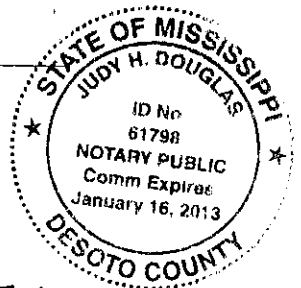
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

Diane Smith

Sworn to and subscribed before me, this 15 day of Sept., 2011

By Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 1484 words @ .12 \$ 178.08

B. 2 subsequent insertions of 4452 words @ .10 \$ 445.20

C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 623.28

2445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229

cept, the following real property described and conveyed in said Deed of Trust, lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

A 3 acre tract as part of the Renfro property in the northwest quarter of Section 19, Township 1 South, Range 7 West in DeSoto County and being more particularly described as follows:

Beginning at a point in the center line of Airways Road, said point being 1741.2 feet south of the northwest corner of Section 19, Township 1 South, Range 7 West; thence along said center line, south 02 degrees 49 minutes east a distance of 734.0 feet to the southwest corner of the original Renfro property; thence south 84 degrees 54 minutes east a distance of 184.2 feet to the point of beginning of the 3.0 acre tract; thence north 29 degrees 51 minutes east a distance of 38.5 feet to a point; thence north 84 degrees 01 minutes east a distance of 114.0 feet to a point; thence south 61 degrees 41 minutes east a distance of 142.0 feet to a point; thence south 39 degrees 29 minutes east a distance of 84.9 feet to a point; thence south 88 degrees 30 minutes east a distance of 87.3 feet to a point; thence north 41 degrees 02 minutes east a distance of 132.2 feet to a point; thence north 14 degrees 33 minutes east a distance of 178.7 feet to a point; thence north 27 degrees 27 minutes west a distance of 68.5 feet to a point; thence north 80 degrees 00 minutes west a distance of 166.9 feet to a point; thence south 84 degrees 01 minutes west a distance of 428.0 feet to a point; thence southwesterly a distance of 266.0 feet to the point of beginning.

**INGRESS-EGRESS EASEMENT:**

Beginning at a point in the southwest corner of the Renfro property a distance of 195 feet northwesterly along the center line of Airways Road; thence northwesterly along the center line of Airways Road 20 feet to a point; thence north 84 degrees 01 minutes east a distance of 130.0 feet to a point; thence southwesterly 20 feet to a point; thence south 84 degrees 01 minutes west a distance of 138.0 feet to the point of beginning.

Less and except the following described right-of-way tract as identified and described in that certain Quitclaim Deed dated November 28, 1986, and recorded in the office of the Chancery Clerk of the DeSoto County, Mississippi, in Book 316 at Page 566, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4 of Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi, said parcel containing 0.35 acres, more or less, to be used in connection with Project No. STP-7000(4)46-7000-004-10 on Airways Boulevard, plans on file in the office of the Engineer, City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

on Airways Boulevard, plans on file in the office of the Engineer, City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

BEGIN at a point on the existing East right-of-way line of Airways Boulevard, opposite proposed centerline Station Number 81+20.92; said point also being located 2,479.2 feet South and 62.4 feet East of the Northwest corner of said Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi; run thence N 0 deg. -14' -48" W along said right-of-way line for a distance of 385.18 feet to a point opposite proposed centerline Station Number 85+00.00; run thence N 00 deg. -48' -03" W for a distance of 356.31 feet to a point opposite proposed centerline Station Number 88+64.82; run thence N 89 deg. -18' -27" W, leaving said existing East right-of-way line for a distance of 40.01 feet to a point on the existing centerline of Airways Boulevard; run thence S 00 deg. -46' -03" E for a distance of 356.35 feet to a point on said existing centerline; run thence S 00 deg. -14' -48" E for a distance of 379.11 feet to a point; run thence S 82 deg. -06' -48" E for a distance of 40.40 feet to the point of beginning of the herein described existing right-of-way. Said right-of-way contains 0.35 acres, more or less.

The above described right-of-way tract is located on the West side of Parcel 17-1074-1900.0-17.02 of the grantors property as recorded in Deed Book 146, Page 679 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Also less and except the following described real property as identified and described in that certain Right-of-Way Deed dated November 28, 1986, and recorded in the office of the Chancery Clerk of the DeSoto County, Mississippi, in Book 316 at Page 563, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi, said parcel containing 0.35 acres, more or less, to be used for right-of-way for Project No. STP-7000(4)46-7000-004-10 on Airways Boulevard, plans on file in the office of the Engineer, City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

Begin at a point on the existing east right-of-way line of Airways Boulevard opposite proposed centerline Station Number 81+20.92; said point also being located 2,479.2 feet South and 62.4 feet East of the Northwest corner of said Section 19, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi; run thence N 0 deg. -14' -48" W along said right-of-way line for a distance of 385.18 feet to a point opposite proposed centerline Station Number 85+00.00; run thence N 0 deg. -48' -03" W for a distance of 356.31 feet to a point opposite proposed centerline Station Number 88+64.82; run thence S 89 deg. -18' -27" E, leaving said existing right-of-way line, for a distance of 40.01 feet to a point; run thence S 0 deg. -26' -50" E for a distance of 364.84 feet to a point; run thence S 0 deg. -27' -13" E for a distance of 388.13 feet to a point; run thence N 82 deg. -06' -48" W for a distance of 21.01 feet to the point of beginning of the herein described easement. Said easement contains 0.35 acres, more or less.

The above described right-of-way tract is located on the West side of Parcel 17-1074-1900.0-17.02 of the grantors property as recorded in Deed Book 146, Page 679 in the Chancery Clerk's Office of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this 22nd day of August, 2011.

*/s/ J. Mark Franklin, III*  
J. MARK FRANKLIN, III  
SUBSTITUTED TRUSTEE  
J. Mark Franklin, III  
MCKAY LAVIER FRANKLIN & FOREMAN, PLLC  
Attorneys at Law  
Post Office Box 2498  
Ridgeland, Mississippi  
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